

IN RE: PETITION FOR SPECIAL EXCEPTION *
SE/S Glynwings Drive, 80' +/-
C/L of Glynock Place
(12300 Glynwings Drive)
4th Election District
3rd Councilmanic District
A & A Realty
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-252-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage, as more particularly described in Petitioner's Exhibit 1.

The Petitioner was represented by Gary C. Duvall, Esquire. Dean Strauss of Western Automotive, the Lessee of the subject property, appeared, testified and was also represented by Mr. Duvall. Also appearing on behalf of the Petitioner was James W. McKee, a registered professional engineer. There were no Pro-Testants.

Testimony proffered on behalf of the Petitioner and Lessee indicated that the subject property, zoned M.L.-I.M., is currently part of an existing one-story warehouse facility within the St. George's Industrial Park. Western Automotive proposes to lease Unit 3R of the subject property for use as a service garage. Mr. Strauss indicated the service garage will serve primarily industrial use and related activities in the surrounding industrial area as required under Section 253.2(b)(3) of the Baltimore County Zoning Regulations (B.C.Z.R.). Mr. Strauss testified that Western Automotive currently does, and will continue to offer, coach modifications of vans for a company which leases space in the St. George's Industrial Park; the Lessee performs front-end alignments for vehicles serviced by the adjacent Wayne's VW Service Center, Inc.; and the Lessee has been requested to service vehicles for a pool company also leasing space within the park.

Mr. Strauss further indicated that in his opinion, the proposed use of the premises will not in any way adversely affect the health, safety or general

welfare of the locality, nor create congestion in the roads, streets, or alleys thereon or conflict with any other criteria set forth in Section 502.1 of the B.C.Z.R. In further support of his Petition, Petitioner's Counsel pointed out that there were no adverse comments filed in the Zoning Plans Advisory Committee comments submitted in this case.

The Petitioner seeks relief from Section 253.2(b)(3) pursuant to Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed by the Petitioner in the M.L.-I.M. zone provided the service garage serves primarily the industrial use and related activities in the surrounding industrial area. The representations made by the Lessee at the hearing and on Petitioner's Exhibit 1 indicate that this will be the case. The Petitioner has shown that the proposed use will be conducted without real detriment to the neighborhood and will not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described in Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts 432 A.2d 1319 (1981).

The uncontradicted testimony was that the proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purpose of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1988 that a service garage, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The granting of this special exception is conditioned upon the service garage primarily serving the industrial use and related activities in the surrounding area at all times.
- 3) Western Automotive and any and all subsequent operators of a service garage in Unit 3R shall at all times requested provide documentation to the Office of Zoning evidencing that the business operating out of the subject property is primarily serving the industrial use and related activities in the surrounding industrial area. Such documentation shall be provided to the Office of Zoning at a minimum on an annual basis on the anniversary date of this Order. If the service garage does not serve primarily the industrial use and related activities in the surrounding industrial area at any time, the special exception granted herein shall be rescinded.
- 4) All vehicles stored on the premises shall be in compliance with the requirements set forth in Section 405A of the B.C.Z.R. at all times.
- 5) No vehicles shall be stored outside Unit 3R after work hours.
- 6) The subject property shall comply with all applicable standards regarding landscaping as set forth in the Baltimore County Landscaping Manual. A landscape plan shall be submitted for review and approval to the Office of Current Planning and Development within 30 days of the date of this Order.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

ANN:bjjs

February 3, 1988

Gary C. Duvall, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/S Glynwings Drive, 80' +/- of c/l of Glynock Place
(12300 Glynwings Drive)
4th Election District; 3rd Councilmanic District
A & A Realty - Petitioner
Case No. 88-252-X

Dear Mr. Duvall:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

ANN:bjjs
Enclosures

cc: Mr. Jim McKee
McKee Associates, Inc.
5 Shawan Place, Hunt Valley, Md. 21030

People's Counsel
File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage pursuant to Section 253.2(b)(3) B.C.Z.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee <u>Western Automotive</u> (Type or Print Name) By: <i>Dean Strauss</i> Signature 12300 Glynwings Drive Address Unit 3R Reisterstown, MD 21136 City and State	Legal Owner(s): <u>A & A Realty, Inc.</u> (Type or Print Name) By: <i>Nicholas Angelozzi</i> Signature Nicholas Angelozzi, Jr. (Type or Print Name) Signature 62 Gwynnawill Court 363-6650 Address Owings Mills, MD 21117 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted <u>Gary C. Duvall</u> Name 401 Washington Avenue 821-6565 Address Towson, MD 21204 City and State Attorney's Telephone No.: 821-6565	MAP NW/11 20 44 DATE 4-5-88 200 B.F. 1000 B.F. DR-- N 59.240 W 52.700
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ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of November, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of January, 1988, at 10:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

NOTICE OF HEARING
FOR THE PETITION FOR SPECIAL EXCEPTION
CASE NO. 88-252-X
FILED IN 8-25-87

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone: (301) 252-5820

July 22, 1987

DESCRIPTION OF UNIT 3R
12300 GLYNWINGS DRIVE
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY

Beginning for the first at a point, said point being South 44° 03' 54" East 200.00 feet more or less and South 45° 56' 06" West 150.00 feet from the intersection of the Southwest side of Glynwings Drive and the centerline of Glynock Place extended, running thence South 44° 03' 54" East 45.00 feet; thence South 45° 56' 06" West 75.00 feet; thence North 44° 03' 54" West 45.00 feet; thence North 45° 56' 06" East 75.00 feet to the point of beginning. Containing 3375 square feet more or less. Being known as 12300 Glynwings Drive Unit 3R.

Beginning for the second at a point, said point being South 44° 03' 54" East 166.00 feet more or less and South 45° 56' 06" West 259.00 feet from the intersection of the Southwest side of Glynwings Drive and the centerline of Glynock Place extended, running thence South 44° 03' 54" East 108.00 feet; thence South 45° 56' 06" West 18.00 feet; thence North 44° 03' 54" West 108.00 feet; thence North 45° 56' 06" East 18.00 feet to the point of beginning. Containing 1,944 square feet more or less. Being 12 parking spaces as designated for the above mentioned Unit 3R.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
SE/S Glynwings Drive, 80' +/- of c/l Glynock Place
(12300 Glynwings Drive)
4th Election District; 3rd Councilmanic District
A & A Realty - Petitioner
Friday, January 8, 1987 at 2:00 PM

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Gary C. Duvall, Esquire
401 Washington Avenue
Towson, Maryland 21204

Western Automotive
12300 Glynwings Drive, Unit 3R
Reisterstown, Maryland 21136
Attn: Dean Strauss

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE/S Glynwings Dr., 80' C/L : OF BALTIMORE COUNTY
Glynock Pl. (12300 Glynwings :
L.I.), 4th District

A & A REALTY, Petitioner : Case No. 88-252-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: December 19, 1987
Posted for: Special Exception
Petitioner: A & A Realty
Location of property: SE/S Glynwings Drive, c/l Glynock Place
Location of Sign: In front of subject property, opposite the South of Glynwings Drive
Remarks: Sign posted from hearing date 1-19-88 POSTED 1-19-88
Posted by: J. Robert Haines Date of return: December 30, 1987
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 17, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 17, 1987

THE JEFFERSONIAN,

James E. Dyer
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Exception
SE/S Glynwings Drive, 80' c/l Glynock Place
12300 Glynwings Drive
4th Election District, 3rd Councilmanic District
A & A Realty - Petitioner
Case No. 88-252-X
Friday, January 29, 1988 at 2:00 p.m.
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
12190 Dec. 17

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 17, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 17, 1987

OWINGS MILLS TIMES,

James E. Dyer
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Exception
SE/S Glynwings Drive, 80' c/l Glynock Place
12300 Glynwings Drive
4th Election District, 3rd Councilmanic District
A & A Realty - Petitioner
Case No. 88-252-X
Friday, January 29, 1988 at 2:00 p.m.
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
12190 Dec. 17

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8-25-87 ACCOUNT: 800-615 No. 41523
AMOUNT: \$ 100.00
PAID TO: Western Automobile
FOR: Special Exception
B 0112*****190201a 0255F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/4/88 ACCOUNT: 800-615 No. 45881
AMOUNT: \$ 70.41
PAID TO: A & A Realty
FOR: Special Exception
B 0112*****190201a 0255F
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

November

Gary C. Duvall, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/S Glynwings Drive, 80' c/l Glynock Place
(12300 Glynwings Drive)
4th Election District, 3rd Councilmanic District
A & A Realty - Petitioner
Case No. 88-252-X

Dear Mr. Duvall:

Please be advised that \$70.41 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

JRH:

cc: Gary C. Duvall, Esquire
401 Washington Avenue, Towson, Maryland 21204

Western Automotive
12300 Glynwings Drive, Unit 3R
Baltimore, Maryland 21136
Attn: Dean Stearns

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Gary C. Duvall, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Item No. 83 - Case No. 88-252-X
Petitioner: A & A Realty
Petition for Special Exception

Dear Mr. Duvall:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: McKee & Associates, Inc.
Shawnee Place, 5 Shawnee Road
Hunt Valley, Maryland 21030

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reiche
Chief

September 11, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: A & A Realty

Location: SE/S Glynwings Drive, 80' +/- c/l Glynock Pl.

Item No.: 83

Zoning Agenda: Meeting of 9/8/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Paul H. Reiche Noted and Approved: John F. O'Neill
Fire Prevention Bureau
Special Inspection Division

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

1/15/88

NOTICE OF HEARING
(NEW DATE)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
SE/S Glynwings Drive, 80' c/l Glynock Place
(12300 Glynwings Drive)
4th Election District - 3rd Councilmanic District
A & A Realty - Petitioner
Case number: 88-252-X

Friday, January 29, 1988 at 2:00 p.m.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Gary C. Duvall, Esq.
Western Automotive
People's Counsel
File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3334

September 23, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 81, 82, 83, 84, 85, 86, 87, and 88.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF: sb

RECEIVED
SEP 24 1987
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner
Norman E. Gerber, AICP
FROM Director of Planning and Zoning
SUBJECT Zoning Petition No. 88-252-X

Date: November 23, 1987

This office is not opposed to the proposed addition provided there is compliance to the applicable standards set forth in the Baltimore County Landscape Manual. Please contact the Division of Current Planning and Development for details concerning this matter.

Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987
ZONING OFFICE

CPS-008

182-84 DISTRICT 4
LOCATION: 12340 Glynwings Drive
USE: Erect Warehouse
OWNER: Larry E. Knight

Cancelled See 1343-84

116-83 Dist 4
Loc: Glynwings & Glyneta
Use: Grading
Owner: A & A Realty Co.

1305-83 DISTRICT 4
LOCATION: SW Glynwings Drive
USE: Construct Shell Bldg.
OWNER: Larry E. Knight

See 1343-84 for approved plan

21-81 C-3 Dist 4
Location W side Glynwings Dr S of Bond Ave
Use grading
Owner: Larry E. Knight

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

9/17/87
Date

Zoning Commission
Office of Planning and Zoning
County Office Building
Townson, Maryland 21204
Zoning Item #83, Zoning Advisory Committee Meeting of 9-8-87
Property Owner: A & A Realty
Location: SE 15 Glynwings Dr District 4
Water Supply: Minto Sewage Disposal: Minto
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
() Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
() A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3758.
() Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
() If is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
() Others _____

Karen M. Morrey
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Townson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 26, 1996

Geoffrey C. Schultz
Vice President
McKee & Associates, Inc.
Shawan Place, 5 Shawan Road
Hunt Valley, Maryland 21030

RE: Unit 7R
12300 Glynwings Drive
4th Election District

Dear Mr. Schultz:

Your letter to Arnold Jablon, Director of PDM has been referred to me for reply. Your request is to allow a reconfiguration of parking spaces as shown on the submitted "updated" site plan, (the number of parking spaces provided exceeds that required). As such, this request has been approved as being within the spirit and intent of granted zoning special exception case nos. 87-514-X, 88-252-X and 90-467-X.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/jnw

C: Zoning Case #87-514-X
#88-252-X
#90-467-X

325-84 DISTRICT 4
LOCATION: 12360 Glynwings Drive
USE: Construct Warehouse
OWNER: Larry Knight

1286-84 DISTRICT 4
LOCATION: W/S Glynwings Drive
USE: Chain Link Fence
OWNER: Larry E. Knight

1244-84 DISTRICT 4
LOCATION: W/S Glynwings Drive
USE: Stockpile
OWNER: Larry Knight

1343-84 DISTRICT 4
LOCATION: 12340 Glynwings Drive
USE: Erect Warehouse
OWNER: Rolf Sorg

has approved site plan

488-81 C-3 Dist 4
Location E/S and W/S of Glynwings Dr & S of Bond Ave
Use SWM
Owner: Larry E. Knight

233-79 C-3 Dist 4
Location E & W of Glynwings Dr S/S of Bond Ave
Use grading
Owner Larry E. Knight

232-79 C-3 Dist 4
Location E/S And W/S Glynwings Road and S/S Bond Ave
Use storm water management
Owner Larry E. Knight

501-85 DISTRICT 4
LOCATION: 12340 Glynwings Drive
USE: Interior Alterations
OWNER: Rolf Sorg

632-85 DISTRICT 4
LOCATION: 12340 Glynwings Dr
USE: Interior Alterations
OWNER: Rolf P. Sorg

549-85 DISTRICT 4
LOCATION: 12360 Glynwings Drive
USE: Interior Alterations
OWNER: Larry Knight

198-85 DISTRICT 4
LOCATION: 12360 Glynwings Drive
USE: Alterations
OWNER: Larry Knight

District 4

8-87. West K
12300 Glynnringh Dr.
Inter. Alteration
Afa Realty Inc.

43-87

Dist. 44

13200 Glynouings Dr.
Additions
LARRY E. Knight

1533-27

12300 Glynowings Drive
alteration
A & A Realty Inc.

N90-86 Dist. 4
12300 Glynoungs
Drive
New Bldg. Constr.
A & A Realty Inc.

1993-58 Dist 4

12340 *Elysius* D.

Adm

Ruff P. Long

229-87 Rent 4

12300 Plymouths Dr.
Cent. Alter.
H & H Realty Inc.

340-87

Post 4

B-410 Hyannisport
Ant. Alterations
Harry E. Knight

1491-86 Dist. 4
12300 Slyn Owings Drive
Grading
A & R Realty Inc.

1992-88

Dist 4

12340 Myosotis Sr.

Seedling & Juving

Off P. Long

1887

West H.

12200 Hlynovings Dr.
Grading
Harry E. Knight.

326-21 Dist 4
13441061-jawson apt Dr.
Sinc Act.
Hardy E. Knight.

1682-86 Dist. 4.
12440 Bynowings
Dr. Ant a
fertilization MS
Alterations - int.
Larry Knight, Inc.

352-06 District 4

12360 Glynowings Dr.

alternation

Larry Knight

184-87 Dist 4
12440 Wynawing
Pr.
Alterations
Harry C. Knight Inc.

280-87 Dist
10440-13 Glenview, Ill.
Int. collections
Henry E. Krugit.

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

[illegible]

LAW OFFICES
MILES & STOCKBRIDGE
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-821-6655
CABLE MILLBRIDGE
TELEX 87-541

117 WEST PATRICK STREET
FREDERICK, MARYLAND 21701

342 HUNGERFORD COURT
ROCKVILLE, MARYLAND 20850

1701 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D. C. 20006

January 14, 1988


Mr. J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Item No. 83
Case No. 88-252-X
Petitioner: A & A Realty
Petition for Special Exception

Dear Commissioner Haines:

The above-captioned case was scheduled for hearing on my client's Petition for Special Exception on Friday, January 8, 1988. Inasmuch as the hearing was postponed due to the imposition of Phase II-Snow Emergency Measures in Baltimore County, I would like to request that this hearing be rescheduled as promptly as possible. My client had to wait almost seven months for the last hearing date and, therefore, I would appreciate it if this hearing could be given some priority.

I look forward to hearing from you.

Very truly yours,

 Gary C. Duvall

GCD: 12

cc: Mr. Dean Straus

1
JPR
JAN 11 1964
ZOOLOGY OFFICE



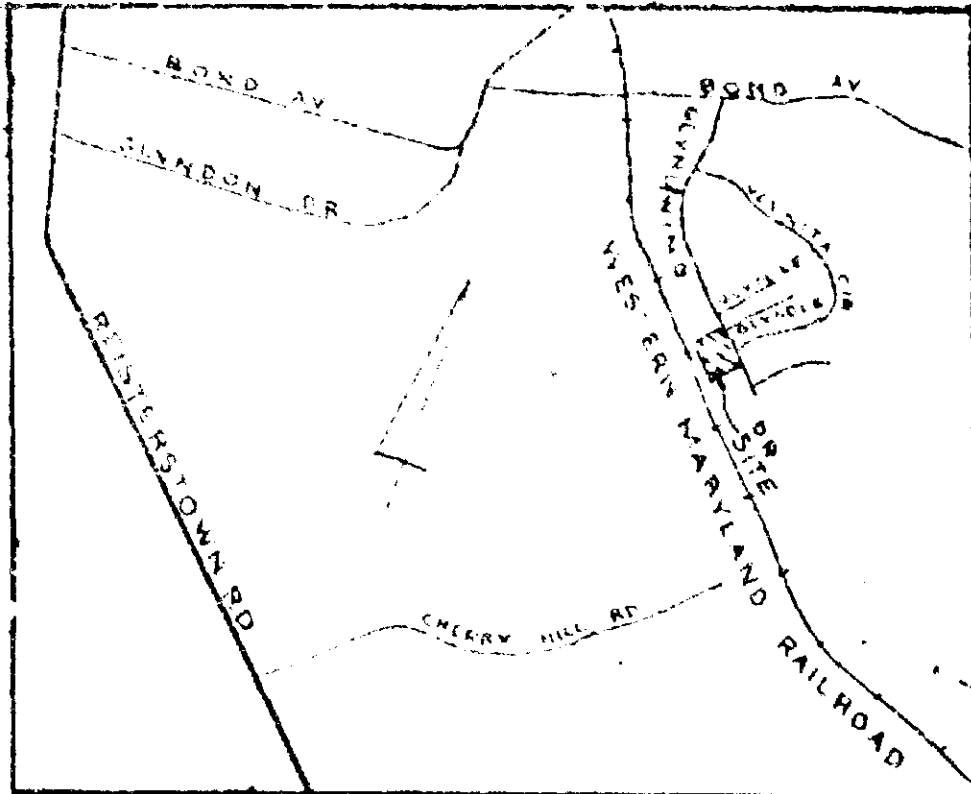
Section 405A—STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES [Bill No. 43, 1969.]

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: [Bill No. 43, 1969.]

405A.1—Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight-foot wall or fence. All surfaces of such wall or fence facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of painting. [Bill No. 43, 1969.]

405A.2—Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained. [Bill No. 43, 1969.]

NOTE: THE SERVICE GARAGE WILL SERVE PRIMARILY THE INDUSTRIAL USE AND RELATED ACTIVITIES IN THE SURROUNDING INDUSTRIAL AREA AS SET FORTH IN SECTION 253.26 OF THE BALTIMORE COUNTY ZONING REGULATIONS



LOCATION MAP
SCALE: 1" = 2000'

SITE DATA

EXISTING SITE ML-1M
TOTAL AREA OF SITE 4,000 AC.
EXISTING USE VACANT
PROPOSED USE WAREHOUSE FACILITY
PROPOSED BLDG SIZE 300'x150' = 54,000 sq ft
NO. OF EMPLOYEES 3 per cell = 48

ZONING NOTES

1. ZONING OF SITE - ML-1M
2. ZONING REQUIREMENT - RESIDENTIAL A
SPECIAL EXCEPTION TO ALLOW UNIT 3R TO BE USED AS A SERVICE GARAGE (THE ZONING CODES OF THE BALTIMORE COUNTY ZONING REGULATIONS)

UNIT SETBACKS

1. FRONT SETBACK - 10' MIN.
2. SIDE SETBACK - 10' MIN.
3. REAR SETBACK - 10' MIN.
4. PARKING LOT - 10' MIN.
5. FENCE - 10' MIN.
6. FENCE - 10' MIN.
7. FENCE - 10' MIN.
8. FENCE - 10' MIN.
9. FENCE - 10' MIN.
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28. FENCE - 10' MIN.
29. FENCE - 10' MIN.
30. FENCE - 10' MIN.

PLAN TO ACCOMPANY

PETITION FOR
SPECIAL EXCEPTION TO ZONING
AT UNIT 3R

30 JULY 22, 1987

83
JAMES W. MCKEE
ENGINEER

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
25 SHAWAN RD. HUNT VALLEY, MD 21036
301-252-5820